



CITY OF MORGAN HILL

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ARCHITECTURAL REVIEW BOARD

THURSDAY, OCTOBER 18, 2001

THE VILLAS MEETING ROOM

(Located adjacent to City Hall, at the rear of the Building)

CIVIC CENTER

17555 PEAK AVENUE

MORGAN HILL, CA

BOARD MEMBERS

CHAIR, JAMES FRUIT

VICE-CHAIR, YARMILA KENNETT

ROD MARTIN

JERRY PYLE

JOHN SIMON

REGULAR MEETING - 7:00 P.M.

***** A G E N D A *****

NOTICE TO THE PUBLIC

The following policies shall govern the conduct of the Architectural Review Board meetings:

- *All Architectural Review Board proceedings are tape-recorded.*
- *Individuals wishing to address the Architectural Review Board on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Board, please state your name and address at the beginning of your remarks.*
- *Speakers will be recognized to offer presentations in the following order:*
 - *Those supporting the application*
 - *Those opposing the application*
 - *Those with general concerns or comments*
 - *Presentations are limited to 5 minutes.*

**DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH GOVERNMENT
CODE SECTION 54954.2 - SECRETARY REPORT**

OPEN PUBLIC COMMENT PERIOD (5 MINUTES)

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Architectural Review Board's jurisdiction. Should your comments require Architectural Review Board action, your request will be placed on the next appropriate agenda. No Architectural Review Board discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

MINUTES: September 20, 2001 and October 4, 2001

OLD BUSINESS:

1. **SITE REVIEW, SR-01-16: MONTEREY-DOM'S CAFÉ:** A request for site, landscape and architectural approval for the construction of an approximate 3,700-sf restaurant/office building on a 14,664-sf site. The proposed building will replace an existing single-story restaurant which was destroyed in a fire, and add a second-story office component. The subject site is located at 17910 Monterey Rd., just north of Wright Ave. (APN 726-25-001)

Recommendation: Staff does not feel that the revised plans fully address ARB's comments from the September 20 meeting. Should the ARB concur, adopt Resolution No. 01-005 denying the request.

2. **SITE REVIEW, SR-01-19: CONCORD-US TECH CERAMICS:** A request for site, landscape and architectural plan approval for the construction of approximately 38,388 sq. ft. two-story structure (to be used as a warehouse, office, and manufacturing facility), located at 15500 Concord Circle. A mitigated negative declaration is proposed for the project. (APN 817-06-023)

Recommendation: Adopt Resolution No. 01-006, approving request; or adopt Resolution No. 01-006A, denying request.

NEW BUSINESS:

3. **SITE-REVIEW, SR-01-29: E. CENTRAL-MORGAN LANE:** A request for approval of a site, landscape and architectural plan for a 40-lot subdivision on a 16.068 acre parcel, located north and south of E. Central Ave., west of Butterfield and east of Serene Dr. (APN 726-20-003, 726-28-001 & 002)

Recommendation: Adopt Resolution No. 01-012, approving request.

OTHER BUSINESS:

4. DISCUSSION OF DESIGN REVIEW ORDINANCE AND ARCHITECTURAL REVIEW HANDBOOK:

Recommendation: Discussion

ANNOUNCEMENTS

ADJOURNMENT

SPEAKER CARD

IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE ARCHITECTURAL REVIEW BOARD. HOWEVER, it is very helpful to the Board if you would fill out the Speaker Card that is available on the counter in The Villas Meeting Room. Please fill out the card and return it to the secretary. As your name is called by the Chairperson, clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.

NOTICE

AMERICANS WITH DISABILITY ACT (ADA)

The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.

If assistance is needed regarding any item appearing on the Architectural Review Board agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.

NOTICE

NOTICE IS GIVEN pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Architectural Review Board at, or prior to the Public Hearing on these matters.

NOTICE

The time within which judicial review must be sought of the action taken by the Architectural Review Board which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.

ARCHITECTURAL REVIEW BOARD

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